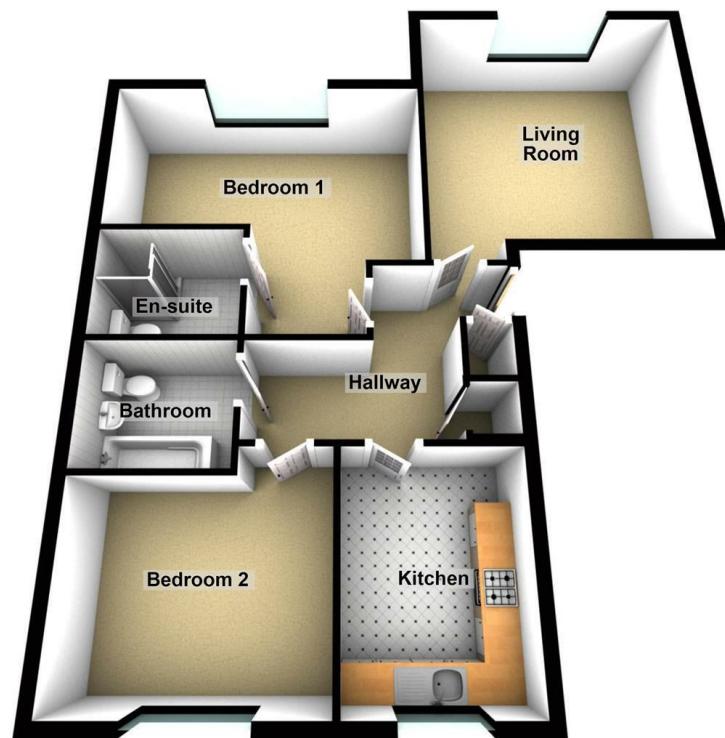


Ground Floor



COMMUNAL AREA

ENTRANCE HALL

LIVING ROOM

KITCHEN

BEDROOM 1

SHOWER ROOM ENSUITE

BEDROOM 2

FAMILY BATHROOM



woodcockholmes.co.uk



Woodcock Holmes
First Floor Offices, 4 Office Village
Hampton, Peterborough PE7 8GX
01733 303111
info@woodcockholmes.co.uk



These particulars do not constitute part or all of an offer of contract. The measurements are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to re-check measurements before committing to any expense. Woodcock Holmes have not tested any apparatus, equipment, services, fixtures or fittings and it is in the buyer's interest to check the working condition of appliances. Floorplans are for illustration purposes only and are not to scale. Woodcock Holmes has sought not to verify the legal title of the property. Buyers not obtain such verification from their solicitors.

Lime Kiln Close
Peterborough, PE3 9TN
£135,000



Lime Kiln Close Peterborough PE3 9TN

This fantastic ground floor apartment is ready for immediate occupancy, offered with no forward chain. Perfectly situated just 1.3 miles from Peterborough Train Station and the city centre, it provides an ideal location for commuters, with local amenities right on your doorstep.

- WALKING DISTANCE TO TRAIN STATION
- CLOSE TO CITY CENTRE
- OFF ROAD SECURE GATED PARKING
- EN SUITE TO MASTER BEDROOM
- UPVC DOUBLE GLAZING
- TWO DOUBLE BEDROOMS
- NO FORWARD CHAIN
- CLOSE TO LOCAL AMENITIES
- GOOD SIZE ROOMS
- PURPOSE BUILT DEVELOPMENT

Viewings: By appointment
£135,000

COMMUNAL AREA

Door to front, intercom entry system, access to the apartment:

HALLWAY

Door to side, fitted carpet, store cupboard, airing cupboard, access to all rooms:

LIVING ROOM

13'5" x 14'3"
UPVC double glazed window to rear, fitted carpet, electric heater.

KITCHEN

11" x 8'3"
UPVC double glazed window to front, fitted with a matching range of base and eye level units, fitted worktops, fitted sink drainer, fitted oven, fitted four ring hob, space for appliances.

BEDROOM 1

8'3" x 14'6"
UPVC double glazed window to rear, fitted carpet, electric heater.

ENSUITE SHOWER ROOM

5'8" x 5'8"
Three piece suite with low level WC, wash hand basin, shower cubicle, towel rack style electric heater, extractor fan.

BEDROOM 2

8'7" x 11'10"
UPVC double glazed window to front, fitted carpet, electric heater.

FAMILY BATHROOM

6'7" x 7'4"
Three piece suite with low level WC, wash hand basin, bath, towel rack style electric heater, extractor fan.

OUTSIDE

The access to the block and parking is secured for an electric gate, communal bike store, green space surrounds the rear of the block enclosed by metal fencing.

TENURE

This leasehold property still has 105 years remaining, the most recent ground rent charge is £195 per annum and service charges are £1800 per annum.

SERVICES

Mains water, electricity and drainage are all connected. None of these services or appliances have been tested by the agents.

MARKETING INFORMATION

Every effort has been made to ensure that these details are accurate and not misleading please note that they are for guidance only and give a general outline and do not constitute any part of an offer or contract. All descriptions, dimensions, warranties, reference to condition or presentation or indeed permissions for usage and occupation should be checked and verified by yourself or any appointed third party, advisor or conveyancer.

None of the appliances, services or equipment described or shown have been tested.

The service and ground rent chargers were checked and confirmed by the owner at the time of marketing, we advise checking the most recent charges with your legal representative at the time of purchase.

INVESTMENT INFORMATION

If you are considering this property BUY TO LET purposes, please call our Property Management team on 01733 303111. They will provide free expert advice on all aspects of the lettings market including potential rental yields for this property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	73	82
England & Wales		EU Directive 2002/91/EC
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC